

Lido Village – Design Guidelines

July 27, 2011 Meeting Materials

Contents:

1. Notes

- Project Brief 1.11.11
- WHA List of Deliverables
- WHA Scope of Work

2. Concept Plan

- Guiding Principles Power Point Presentation

3. Visioning

4. Agendas/Minutes

- Minutes from 1/25/11 meeting
- Agenda for 7/27 meeting (includes discussion items i.e. Village Cornerstones, “Newport Eclectic”, and Schedule)
- Internal CAP Agenda

5. Misc.

- Property Inventory
- Ownership information

Notes

Via Lido Village Project Brief for Special Session 1.11.11

For the last three months the major and minor stakeholders, citizen groups and government officials have been working towards a common goal of re-inventing the existing village and identifying alternative uses for the current City of Newport Beach City Hall site. It is anticipated that by December 2012 the new City Hall on the eastern side of the bay will be complete with staff and personnel relocating by early 2013. This will eventually leave a void of civic use and presence within the Western Villages of Newport Beach.

With all of the realities and complexities of the City Hall site, there is a desire to reposition the site as part of a dynamic destination for visitors and residents of Newport Beach. Whether its civic or commercial uses, the site needs to represent a positive catalyst for change in an area that is suffering financially. Critical to the success of the overall project is public participation in defining the parameters of proposed future uses. By working with the various constituents and evolving the collaborative process, the Lido Village Concept plan can better respond to community expectations for positive public and private partnership opportunities.

The following brief is an overview of planning and design findings as well as programming elements for the project study area. Identified are three main components of project success; Phasing and timing, Infrastructure and Programming Opportunities, and Use Definitions. It is the intent of this brief to identify these elements that have a direct effect on the future of the City Hall site.

Phasing and timing.

With City Hall moving and Via Lido Plaza losing its anchor tenant, timing and phasing is critical to the success of the village. With these two larger land elements moving forward it necessitates immediate definition of future land uses and programmatic elements for both the sites. We also need to carefully respect the financial obligations of tenants and participatory landowners without contributing to potential future losses. It is important to note, that because of the varying timing issues with individual landowners, it will be difficult to implement a jurisdictional overlay, design guidelines or specific plan that does not impede property improvements. It is understood that multiple landowners will be under various phases of entitlement while an overlay plan is being drafted. There is an opportunity to involve these owners in the overlay plan process while they are performing their conceptual design of improvements. Other owners will likely defer major redevelopment/construction and instead pursue maintenance driven upgrades and cosmetic attention. By establishing some sort of early design guidelines you would ensure design uniformity and cohesion. We could establish the framework for implementing an overall theme and character for the village. This would involve a beneficial form of incentive based on expedited City approvals that would set the precedent for future development timing expectations.

- Via Lido Plaza: Fritz Duda Company.
Pavilions market is vacating the site June – July 2011 and relocating across the street to the newly refurbished Landing shopping center. It is essential to minimize “down Time” following the Pavilions relocation and ensure that Via Lido Plaza secure a lease commitment from new anchor tenant(s) by first quarter 2011. To facilitate this action they need to come to an agreement as soon as possible with the City on a boundary line adjustment and or easement reconciliation between the two parcels. This enables them to move forward with a definitive site plan that appeals to a future tenant(s) and aids in securing a long-term lease commitments. As a part of the process, an expedited or fast track entitlement approval process could greatly benefit both landowners in minimizing costly delays.
- City of Newport Beach - City Hall

The City of Newport Beach New City Hall is scheduled to open December 2012. Various staff and personnel are going to move in January 2013. Because of these logistics, a definitive site plan with mutually approved boundary adjustment with Via Lido Plaza and program elements for public-private reuse should be in place prior to the move.

- Vornado Realty Trust
Vornado's main focus is stabilizing the property for near term, 3 – 5 years. It is their intent to fill the vacant buildings and restaurants and energize the existing center while respecting the existing ground leases which they control on certain parcels within the office/retail waterfront property. As of now they do not have any long-term plans or goals but are open to working with the city to improve their site near term (waterfront upgrades) and secure broader mixed-use entitlements to create more value for future redevelopment. Long term, their comfort zone is for residential over commercial and they would consider hospitality provided a separate hotel developer role and parcelization were allowed.
- Marshall Development
Marshall Development has secured two sites that are within the Lido Village Concept area: 3388 Via Lido building along the bay front and 3355 Via Lido the former Blue Dolphin/California Beach commercial/office building. The 3388 building is intended to become mixed-use with 2 luxury residential units on the upper two floors and approximately 21,000 SF of office/commercial on the lower three floors. The 3388 property is expected to start construction in the First quarter of 2011. The 3355 building is slated for 17 town homes with access off of Via Oporto and Via Lido. No firm construction timeline has been established, however it has been expressed that they would like to proceed sometime in 2011.
- Olen Corporation.
Olen Corporation currently owns the Lido Financial center at 3355 Via Lido. At this time they have no plans or intentions on selling the property. However, they have expressed an interest in residential for their site and its associated parking lot along 32nd Street. They are also willing to look at accommodation of the potential canal system through their property.
- Other land/ business owners
Through this process we have met with and talked to multiple land/ business owners. At this time no one has come forward with any improvement plans for their properties. Most have expressed the need for more/better parking and pedestrian circulation in the Village.

Infrastructure

As part of our exercise we have met with planning and public works to identify various infrastructure parameters and future needs. As a part of our due-diligence we have identified some critical infrastructure needs as well as future opportunities for improvement.

- Fire Station
Currently Station No. 2 serves the upper portion of the Balboa Peninsula and West Newport. With the future development of Banning Ranch there is a need to replace the fire station, potentially closer to the intersection of Newport Boulevard and 32nd Street.
- Canal Element – Water quality and or Greenbelt reservation
A proposed water quality/ green belt canal has been proposed in some of the land use alternatives. Initial study suggestions recommend 16FT – 20FT wide & 12FT deep as it runs along the R.O.W. of 32nd Street (like a parkway trail). Initial cost assumptions are projected at \$5M-\$6M. Water

quality improvement funding may involve government grant money. Further analysis is needed to determine the validity of the canal. However a green belt easement reservation could be accommodated in site design.

- Circulation Element – Newport Boulevard

Traffic and vehicular circulation are a constant issue for the Balboa Peninsula and West Newport. Because Newport has evolved over time as a beach destination, traffic patterns have evolved organically, thus proving problematic during high volume traffic seasons. Through our efforts with planning staff and public works, there have been areas identified as needing improvement or further study. The intersections of 32nd Street and Via Lido and Newport Boulevard are critical pinch points with traffic flow and level of service. Turn lanes/ pockets and re-striping are opportunities to improve peak flows. However, further analysis and design is needed to ultimately solve these issues. Finally/ Newport Blvd. has also been identified as needing one additional southbound left turn pocket with additional length to accommodate stacking. With the redesign of Via Lido Plaza and City Hall there is a need for double left turn pockets. There have also been preliminary discussions with Via Lido Plaza and City Hall to exercise a land swap to help improve access and circulation and access efficiencies to both parcels as noted above.

- Circulation Element – Via Lido

The intersection of Via Lido and Newport Blvd. has been identified as a critical threshold or gateway for the City as well as Lido Village. In our initial design studies and focus groups an opportunity has emerged in down sizing or repositioning Via Lido along the block east of Newport Blvd to a residential collector street. By implementing traffic calming measures and landscape enhancements, there is an opportunity to keep the retail/ commercial volume of traffic at safer speeds and improve pedestrian circulation.

- Circulation Element – Via Oporto

There has been an interest by multiple landowners to abandon Via Oporto and convert it to a private drive or leave it open as a public street with modifications to facilitate parking and parcel access. Because of its current one-way access and turning conflicts with Via Lido, all proposed solutions would need further study. However, with Via Lido Plaza future design plans undetermined and Marshall developments interest in residential, further study is recommended at this time.

- Circulation Element – 32nd Street

32nd Street serves a dual purpose for the City Hall site and Lido Island. It serves as a major circulation element in getting volumes of traffic from the beach to Newport Boulevard and off of the Peninsula. It also serves as a secondary access to Lido Island and local businesses. With the relocation of City Hall to Newport Center, 32nd Street is an underutilized collector for residents and retail owners. 32nd Street provides an opportunity to better capture business serving circulation and parking while providing an alternative access to Lido Island. Because of the current circulation patterns of Lido Isle residents with 32nd street and Via Lido, further study with turning movements and flow patterns would be recommended.

Programming Alternatives and Use Definitions

After the November 23rd special study session with City Council and public input, there was a need to help identify and or define proposed uses and complimentary definitions. Because there has been sporadic input from multiple stakeholders and residents, the city hall site has been a site within the study area with no clear definition and or program. Currently City Hall is viewed as a civic use belonging to the residents of Newport Beach. Through our efforts it has come to our attention that the majority of residents and owners would like

to keep the site as a civic use or otherwise provide civic benefits in some form or function. Because of the conceptual nature of our study efforts, further detailed analysis, programming and consensus building is needed to implement a plan that benefits all stakeholders. Below are a list of potential uses and definable programming that have been identified for the City Hall site.

- Community Center: Public reuse.
In recent years the majority of public services for the City of Newport Beach have relocated the eastern side of the bay. Central Library, Police Headquarters, Fire Headquarters and now the New City Hall are geographically centered for the city but have left West Newport with minimal civic uses. A community center is one potential use or program that could help fill this void. Unlike Oasis Seniors Center, this facility would support a multi generational population base for the area. This would be an active center that supports residents with physical fitness, educational classrooms, outdoor plazas and people places, catering kitchen for civic events and an arts center for physical and performing arts. This new community center would serve as the cultural and social center for West Newport and the Peninsula.
- Wellness Component
Wellness component is a broader term used to describe preventive care options and practices for residents. This is an add-on service that is not strict in physical form or function but rather a service component that can be added to a prescribed program. With the cost of healthcare on the rise, preventative education and programs are gaining traction with successful results. A wellness center would serve a larger multi-generational population base from children to adults. Programming would include educational classes for physical and mental health. Culinary and nutrition courses could be offered as part of the curriculum as well. Physical fitness education will play a large roll in the facility but would focus around lifelong habits. It is anticipated that an indoor court for basketball and volleyball competition would have high local demand.
- Retail/ Commercial: Private reuse with long term ground lease.
The city Hall site is roughly 4.2 AC situated with prime retail exposure and accessibility. With existing retail suffering and proposed future retail uses contemplated for Lido Plaza not fully defined, close attention needs to be paid to complimentary and compatible on the City Hall site . Restaurants, entertainment venues, nightclubs and boutique retail are a few of the suggested uses laid out by local residents and stakeholders. If the site were to be commercial/ private in nature, a long-term ground lease by the city could be structured to ensure that the property stays within the City's ownership while generating a rental income stream.
- Market Rate Residential
Based upon preliminary data and research The Concord Group has determined that there is a definite need for a residential component with the study area. A projected 150 – 200 market rate housing units could be absorbed within the village study area within the next 3 – 5 years. However because the City Hall site is public lands, there is a need for an affordable housing component. Because the land could be deemed as "Surplus Land" the city would be required to implement an affordable housing component on the site to fulfill their affordable housing requirements within the general plan. It has been the request of the consultant team to get further direction and counsel from city staff on the matter of surplus land disposition.
- Seniors Residential
Complimentary to the market rate housing, there is an additional need for senior housing. This type of residential is intended to be more age targeted and restricted as opposed to long-term care facilities. A projected 100 – 150 senior residential units could be absorbed within 3 – 5 years.

- Hybrid Site

This is a combination site that would incorporate various components of the above-suggested programming. Based upon projected market conditions, residential uses would be recommended as a component of the mixed-use. On its own, residential would incorporate the entire site but a thoughtful mix-use development could provide the optimal market solutions while respecting public use and benefits.

- Village Wide Parking Plan

The Lido Village study area is grossly deficient in parking to service the existing uses. Because the village tenant mix has evolved and certain existing uses have been grandfathered, patrons parking needs have suffered. It is imperative that an overall comprehensive parking management plan be implemented for the study area. Whether it is surface lots, a parking structure or any combination thereof, it needs to be addressed. Because there is an immediate need for the existing businesses and residents, a for fee parking program could benefit the site. There are numerous examples of urban renewal projects that incorporate parking as a first phase program to help stimulate traffic and use of the area. A Facilities Improvement District should be considered by required parking facilities and street/infrastructure improvements in the Village district.

Conclusion

The Lido Village Concept plan study site is both constrained and complicated, yet holds the potential for great re-use opportunities. Through our due-diligence and initial designs we have established there is a need to have continuing focused study for the City Hall Site. It is expected that the City Council will narrow down the planning alternatives and give further direction at the January 11, 2011 study session. Thereafter, comprehensive collaborative approach with focus groups comprising of residents and business owners would ensure potential project success. By providing residents with authorship and participation, delays and unforeseen pitfalls will be minimized. Thus ensuring a implementable plan going through the Green Light Process. However, we need to make sure that participant land owners/ stakeholders are not impeded with their improvement plans by this additional analysis.



List of Deliverables for Lido Village Design Guidelines

Note: Team meetings and workshops are not included within the physical deliverables listed below.

Task 1: Lido Village Design Guidelines 80% Draft

Base Map Update

Updating the existing conditions within the study area. Incorporate any new or proposed lot line adjustments, street ROW, curb locations and existing infrastructure.

Landscape Visioning

- Conceptual Street Scape Master Plan – Major circulation elements
- Street Scape Vignettes – Conceptual design of details associated with the overall streetscape master plan.
- Proposed Planting Palette – Selection of plant materials.
- Conceptual Street Section – Depict spatial relationships with landscape interface and buildings.
- Landscape Visioning Board – Photo image board with representative examples of landscape design intent.
- Pedestrian Circulation Plan – Delineate circulation and connections for pedestrians and bikes.
- Signage and Way Finding Image Board – Photo image board with representative examples of landscape design intent.

Lido Village 80% Draft Design Guidelines

Internal draft document for team representatives to review formatting, content and images. An 80 % draft is necessary to review to flush out ideas and fatal flaws prior to public review.

Task 2: Lido Village Design Guidelines 90% Draft and Community Workshops

Lido Village 90% Draft Design Guidelines

After internal review and updated a 90% draft of the design guidelines will go out to selected city and community representatives for their review. This stage is intended to incorporate any minor revisions and input from residents during the open house/ public forum.

Planning Commission Presentation

Professional presentation of work efforts to date. An executive summary of document key points and highlights will be the composition of the presentation.

Community Open House

- Presentation Boards – A minimum of 5 full-size display presentation boards highlighting document key points and highlights. Image heavy boards with text panels.
- Character Renderings – 4 hand drawn renderings of the design intent of the village.
- Open House Summary – Prepare a small document highlighting the public participation portion of the design guidelines.

Task 3: Final Draft and Professional Presentation

Lido Village 100% Draft Design Guidelines

After internal review and community input a 100% Final design guidelines document will go out to city council and key staff.

City Council Presentation

Professional presentation of work efforts to date and highlights of the final design guidelines.

addition base map assembly/ construction. Initial base map to be provided by stakeholder engineer and or city staff.

C. Lido Village Conceptual Landscape Visioning

- i. WHA design team will prepare a conceptual landscape visioning package for the Lido Village Study Area. Exhibits and content will be a series of images, hand and CAD depicting landscape character and vision for the village. All exhibits will be documented and incorporated into the overall design guidelines. WHA and design team members will generate the following estimated deliverables.
 - a. Conceptual Streetscape Master Plan. One (1) color exhibit depicting street hierarchy and proposed intent. Format and scale to be determined.
 - b. Typical Streetscape Vignettes. Four (4) - Six (6) hand drawn and or CAD color plan concept vignettes demonstrating visioning intent for the site. Format and scale to be determined.
 - c. Proposed Planting Palette. One (1) proposed planting and species selection board with text and plant materials. Format and scale to be determined.
 - d. Conceptual Street Sections and Landscape Improvements. One (1) color exhibit with key map and proposed landscape enhancements. Format and scale to be determined.
 - e. Landscape Visioning Board; Text and imagery depicting outdoor FF&E opportunities. One (1) board with images and text.
 - f. Pedestrian circulation Master Plan. One (1) color exhibit depicting pedestrian connectivity, bridge connections and circulation. Format and scale to be determined.
 - g. Signage and Way finding Image Board – One (1) board with images and text.

D. Lido Village Design Guidelines, 80% DRAFT: The Design Guidelines will depict criteria for architectural style, landscape architectural style, signage, and lighting to ensure quality & continuity for future development. These guidelines are intended to serve as the governing document for stakeholders who wish to expedite development prior to a specific plan process for the area. The Lido Village Design Guidelines will conform with the city general plan, Concept Plan 5B and any applicable City standards.

- i. WHA will prepare one (1) 80% complete design guidelines document for the Lido Village Study Area. The guidelines will be generated in In Design format and be converted to electronic pdf. We will include five (5) printed hard copies of the design guidelines. Additional copies and reprographics will be considered a reimbursable expense. WHA and design team members will generate but not be limited to the following format and content.
 - a. Village Overview – Descriptive text and supporting imagery.
 - b. Village Guiding principles and guidelines intent and purpose.
 - c. Urban Design and Parcel Criteria – Village concept plan and critical edge designation with form and massing criteria.
 - d. Architectural Styles – Define village style, “Newport Eclectic” and other Southern California vernaculars.
 - e. Architectural Details – Specific criteria that represent style and character for future development.
 - f. Village Landscape – Include deliverables from 1C into document format.
 - g. Lighting and Signage – Descriptive text and supporting imagery.

- h. Sustainability - Descriptive text and supporting imagery that promote sustainable practices for the future of the village.
 - i. Implementation – Descriptive text and supporting images.
 - ii. Document Coordination – As part of the above document assembly we will meet with stakeholders and representatives of the Neighborhood Revitalization Committee to determine the format/ layout, establish table of contents and list of exhibits. The majority of the graphics will include photographs and simple conceptual design diagrams depicting existing buildings, styles and landscape that reflect the future village character.
 - a. Stakeholder Design Guidelines Meeting – We will conduct and lead the initial design guidelines meeting with stakeholders and Neighborhood Revitalization Committee members.
 - b. Coordinate with CAP; CAP's function is to consult with team to guide drafting of Design Guidelines and make recommendations to CC Ad Hoc Committee
 - c. Provide coordination and management with stakeholders in compiling planning elements of the Design Guidelines.
 - d. Incorporate participant input and comments for the 80% document, receive and coordinate updates to electronic text and graphics from various stakeholders.
- E. Team Meetings with Stakeholders, City Staff , and CAP.
- i. WHA will participate in two (2) team meeting with stakeholders and city staff for the 80% DRAFT of the Lido Village Design Guidelines. We will outline key dates and expected deliverables to ensure timely response by reviewing parties.
 - a. Guidelines Kick-Off Meeting. Time and location to be determined.
 - b. Guidelines coordination Meeting. Time and location to be determined.
- F. Focus Group Workshop
- i. WHA will participate in one (1) community focus group workshop with the Neighborhood Revitalization Committee/CAP. This is to maintain schedules and milestones for guidelines approvals. The intent of the workshop is to present progress as well as gather input from specific representatives as to the design vision for the village.

Task 1: Estimated Fixed Fees

WHA Inc (Management and Design Guidelines)	\$42,730.00
FUSCO (Engineering and Base Mapping)	\$12,750.00
IMA Design (Landscape Architecture)	\$11,000.00
Sub Total	\$66,480.00

2. **Task 2: Lido Village Design Guidelines and Community Workshop.** Upon completion of Task 1 work services WHA team members will incorporate initial edits and comments from stakeholders, community groups and city staff for the Lido Village Design Guidelines. Using available exhibits and resources generated in the initial draft, we conduct a community open house and prepare a series of image boards demonstrating progress and visioning intent for the village.

- A. Lido Village Design Guidelines 90% DRAFT:

- i. We will meet with stakeholders to incorporate changes and edits to text, graphics and support images for the Lido Village Design Guidelines. We will incorporate hand written and or digital edits for the 90% draft. Major revisions and drastic scope changes will result in a change order and or additional service agreement.
 - ii. Provide coordination and management with stakeholders in updating planning, architectural and landscape elements of the Design Guidelines.
 - iii. Provide 90% DRAFT – We will produce five (5) printed hard copies of the 90% design guidelines. Additional copies and reprographics will be considered a reimbursable expense.
- B. Planning Commission Presentation
 - i. WHA will participate in one (1) planning commission presentation of the 90% Lido Village Design Guidelines. We will highlight key components and summarize work efforts in generating guidelines for the village. Actual content/ format for presentation are to be determined.
- C. Community Open House.
 - i. WHA will conduct the Lido Village Open House and prepare a series of full size presentation boards highlighting key components of the vision guidelines. The intent of the open house is showcase progress and vision intent for the village and gather community feedback. Design exhibits and content will be a series of text panels, photo images pulled from the initial draft of the guidelines. We will also prepare hand drawn character renderings of the site depicting future design intent for the village. All exhibits will be documented and incorporated into the overall design guidelines document. WHA and design team members will generate the following estimated deliverables.
 - a. Presentation Boards. We will prepare five (5) – eight (8) full length 48" x 72" presentation bards for the community workshop/ open house. Actual content and format are to be determined. Additional boards, copies and reprographics will be considered a reimbursable expense.
 - b. Character Renderings. We will prepare four (4) individual perspective renderings. These renderings will be hand drawn and color enhanced. Actual views and locations of renderings are to be determined.
 - c. Document Preparation – We will prepare an Open House summary document for stakeholders highlighting presented materials and community feedback. Five (5) printed hard copies document will be included. Additional copies and reprographics will be considered a reimbursable expense.

Task 2: Estimated Fixed Fees

WHA Inc (Management and Design Guidelines)	\$32,215.00
FUSCO (Engineering and Base Mapping)	\$4,250.00
IMA Design (Landscape Architecture)	\$7,400.00
Sub Total	\$43,865.00

- 3. **Task 3: Final Draft and Professional Presentations.** Near the end of task 2 services, WHA will begin preparing a professional presentation to accompany the design guidelines. The presentation will highlight the process and contents of the Lido Village Design Guidelines as the document moves forward. Concurrently we will prepare the final draft of the design guidelines.

- A. Lido Village Design Guidelines 100% DRAFT:
 - i. We will meet with stakeholders to incorporate final changes and edits to text, graphics and support images for the Lido Village Design Guidelines. Major revisions and drastic scope changes will result in a change order and or additional service agreement.
 - ii. Provide coordination and management with stakeholders in completing the architectural and landscape portion of the Design Guidelines.
 - iii. Receive updates to electronic text and graphics from various stakeholders. Revisions to such file sections to be provided by contributing consultant.
 - iv. Provide Final Design Guidelines document with five (5) printed hard copy and one (1) electronic pdf. Additional copies and reprographics will be considered a reimbursable expense.
- B. Team Meetings with Stakeholders, City Staff, and CAP.
 - i. WHA will participate in one (1) meeting for final preparations prior to a city council presentation of the Final Lido Village Design Guidelines. We will highlight key components and summarize work efforts in generating guidelines for the village. Actual content/ format and time are to be determined.
- C. City Council Presentation
 - i. WHA will participate in one (1) city council presentation of the Final Lido Village Design Guidelines. We will highlight key components and summarize work efforts in generating guidelines for the village building upon the presentation package from the planning commission. Actual content/ format for presentation are to be determined.

Task 3: Estimated Fixed Fees	
WHA Inc (Management and Design Guidelines)	\$8,700.00

SERVICES NOT INCLUDED IN THIS SCOPE

- Marina Design
- Traffic Analysis
- Parking Inventory

II. COMPENSATION FOR SERVICES:

1. Task 1: \$66,480.00
2. Task 2: \$43,865.00
3. Task 3: \$8,700.00

Total Compensation for Services: \$119,045.00

Estimated Reimbursables: \$4,000.00

Architectural Services + Reimbursables: \$123,045.00

REIMBURSABLE EXPENSES

The Architect is to be reimbursed at 1.15 times the cost for all materials, graphic supplies, blueprinting, CADD disks, CADD plotting, mylar reproducible, photo work/reductions for record sets, governmental fees, messenger charges, automobile mileage, transportation and living expenses in connection with out-of-town travel authorized by the Client. Automobile mileage will be billed at the standard IRS rate. Payment for reimbursable expenses will be due in full on a monthly basis.

Exhibit B

PAYMENT SCHEDULE

Compensation for work performed under this Agreement shall be disbursed in increments, concurrent with completion of specified events and/or tasks included in the Scope of Services (Exhibit A) in accordance with the following schedule:

TASK		PAYMENT
Task 1	Initial retainer upon notice to proceed	\$15,000
Task 2	Kick-off meeting, refinements to the Conceptual Plan 5B, orientation of Neighborhood Revitalization Committee (WHA Tasks 1A and B)	\$30,761
Task 3	Delivery to stakeholders of the Conceptual landscape design package and 80% draft of the Design Guidelines, focus group workshop (WHA Tasks 1C, D, E, and F)	\$30,761
Task 4	Delivery to stakeholders of the 90% draft of the Design Guidelines, Planning Commission Presentation, and Community Open House (WHA Tasks 2A, B, and C)	\$30,761
Task 5	Final draft and professional presentation of 100% document, team and stakeholder meeting, and City Council Presentation	\$15,762

Exhibit C
Design Guidelines Outline
DRAFT Table of Contents

Chapter 1.1 Introduction

- Summary & Objectives
- Planning Authority/ Stakeholder Roles
- Purpose of Design Guidelines
- Next Steps and Revitalization

Chapter 1.2 Overview

- The Lido Village Overview
- Village Cornerstones
- Planning Areas – City Hall Site, Lido Plaza, Lido Marina, Lido Triangle
- Village Edges and Boundaries – Street Hierarchy and Edge Conditions
- Pedestrian Connections and Open Space
- Existing Zoning and General Plan Compliance.

Chapter 1.3 Architectural Design Guidelines

- Big Idea “ Newport Eclectic”
- Architectural Styles
- Feature Elements
- Store Fronts and Street Interface
- Back of House Treatments and Conditioning
- Materials and Applications
- Material Wrapping
- Door Treatments and Gateway Elements
- Shading and Awning Criteria
- Exterior Stairs and Secondary Access
- Mechanical Screening and Treatments
- Reciprocal Use/ Access Easements

Chapter 1.4 Landscape Design Guidelines

- Landscape Big Idea
- Landscape Character
- Smart Landscape Elements
- Street Hierarchy and Identity
- Street Landscaping
- Common Area Landscaping
- Landscape Palate and Treatments
- Plaza Landscaping
- Water Elements/ Features
- Sidewalk and Hardscape Treatments
- Hardscape Materials and Colors
- Street Furniture and Treatments
- Screening and Wall Treatments

Chapter 1.5 Sustainability

- Introduction and Overview
- Governing Jurisdictions and Compliance
- Special Treatments and Considerations
- Implementation

Chapter 1.6 Design Review – Practical Application

- Design Guidelines and approvals
- Design Review Procedures
- Submittal Requirements and Approvals
- Planning Commission action

Chapter 1.7 Appendix

Exhibit D
SCHEDULE OF BILLING RATES
William Hezmalhalch Architects, Inc.

Senior Principal	\$150.00	
Principal(s)	\$135.00	
Professional III	\$125.00	
Professional II	\$120.00	
Professional I	\$120.00	
Technical Staff IV	\$110.00	
Technical Staff III	\$95.00	
Technical Staff II	\$85.00	
Technical Staff I/Administrative/Operations		\$50.00

Concept Plan

GUIDING PRINCIPLES

Provide thoughtful yet creative design solutions that are appropriate for the City of Newport Beach.

- Retain boutique quality of retail experience.
- Incorporate more verticality into the village encouraging a broader diversity of uses.
- Joint Use Parking Program
- **Encourage public use and revenue opportunities for city hall site.**
- **Respecting General Plan zoning and intensity of uses.**

Balance local service needs and maximize regional draw opportunities without sacrificing one for the other.

- Tap into the sub-regional draw opportunities for the village. Avoid pitfalls of trying to over-reach our audience.
- Enhance our greatest assets - The Beach and the Bay.
- New opportunities for marina improvements.

Highlight Lido Village as a "Gateway Village" for the City of Newport Beach.

- Incorporate thoughtful branding, signage and monumentation programs for the village.
- Develop a "Smart Streets" program to frame and define the character of the village.
- Altering street patterns to make them more intuitive.
- **Incorporating framework elements that define character**

Respect the local desire for strong aesthetic value for each unique city village.

- Create an architectural theme and style that is appropriate and thoughtful for Lido Village. Use historic materials, colors and styles in a crafted application.
- Weave Newport's great maritime and resort history into an implementable vision.
- **Visioning and architectural styling**

Insure all land use concepts are thoroughly tested from a market standpoint as well as revenue generation while incorporating stakeholder and public perspective.

- Ensure that the project is economically, socially and environmentally sustainable.
- Checking the plan during design: CNB, Duda, Marshall Olen.

Develop a dynamic plan that is approvable by Newport Beach public officials & key staff, stakeholders, citizens and the California Coastal Commission.

- Provide a workable mix of uses that will stand the test of time and provide greater public benefit.
- Draw on community outreach to help provide authorship in crafting program, theme and vision for the village.
- **Consensus building with key stakeholders to ensure future implementation**



VILLAGE CORNERSTONES

THE DESIGN GUIDELINES FOR LIDO VILLAGE WILL FEATURE FOUR CORNERSTONES, SERVING AS THE GUIDING PRINCIPLES THAT ALL MEASURES WILL STRIVE TO ACHIEVE.



Unification - *Creating a Sense of Place*

- Present a unifying theme for Lido Village.
- Define and enhance gathering spaces.
- Improve wayfinding.
- Promote connectivity throughout village.



Flexibility - *Builder/ Owner Friendly*

- Offer various options for achieving common goals.
- Allow for individual ownerships to make improvements independently.
- Present actions that can beautify physical environment while considering existing conditions, zoning, and entitlements.



Visual Appeal - *Create an Identity for the Village*

- Define "Newport Eclectic" aesthetic including styles, colors, and materials.
- Illustrate vernacular of art, architecture, and landscaping.
- Create an attractive Gateway Village and enhance village edges.
- Maximize view corridors and scenic opportunities.



Sustainability - *Economic and Environmental*

- Encourage sustainable practices.
- Conserve water resources.
- Celebrate native landscapes.
- Design for energy efficiency.



LIDO VILLAGE



DEFINING "NEWPORT ECLECTIC"

FOR OVER 100 YEARS NEWPORT BEACH HAS EVOLVED A STYLE OF ARCHITECTURE THAT IS FITTING FOR A WORLD CLASS BEACH CITY. ELEMENTS OF CLASSIC AMERICAN ARCHITECTURE HAVE BEEN USED AND REDEFINED INTO A VERNACULAR THAT IS APPROPRIATE TO ERA OF CONSTRUCTION, ENVIRONMENT AND SETTING. IT IS A STYLE THAT IS UNIFYING AND DEFINABLE WITHOUT BEING TRENDY, PROVIDING OWNERS WITH ULTIMATE FLEXIBILITY.

WHAT CREATES STYLE?

- **Color**
 - Hues and Shades
 - Accents and Contrast
- **Materials**
 - Texture and Relief
 - Heaviness and Lightness
- **Massing**
 - Shape and Proportion
 - Scale and Hierarchy
- **Technique**
 - Construction Method
 - Craftsmanship
- **Glazing/Apertures**
 - Windows and Doors
 - Opacity and Transparency
 - Shade and Natural Lighting
- **Ornament**
 - Decorative Arts
 - Articulation
- **Lighting**
 - Architectural Fixtures
 - Street Lighting
 - Landscape & Path Lighting
- **Furniture**
 - Outdoor Seating
 - Human Scale Elements
- **Signage**
 - Identification
 - Wayfinding
- **Landscaping**
 - Color and Texture
 - Natural Elements
- **Walls/Fencing**
 - Gates and Railings
 - Privacy and Views
- **History**
 - Tradition
 - Inspiration
- **Culture**
 - Society/Demographics
 - Attitude and Character
- **Environment**
 - Natural Context
 - Topography
 - Climate



LIDO VILLAGE





Conceptual Illustrative Alternative 5 A



LIDO VILLAGE



01-11-11



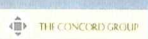
MARSHALL DEV.
MIXED-USE: OFF/ RES
±2 LUXURY FLATS
± 9,500 SF OF OFFICE

OLEN CORP.
MID-RISE RESIDENTIAL
±20 LUXURY FLATS

Conceptual Illustrative Alternative 5 B



LIDO VILLAGE



01-11-11

EXIST. 500 LIDO
BUILDING



VIEW: LOOKING SOUTHWEST

Shaded area indicates building that may exceed the existing 35' height limit

ALTERNATIVE 5B MASSING





VIEW: LOOKING NORTHEAST

Shaded area indicates building that may exceed the existing 35' height limit

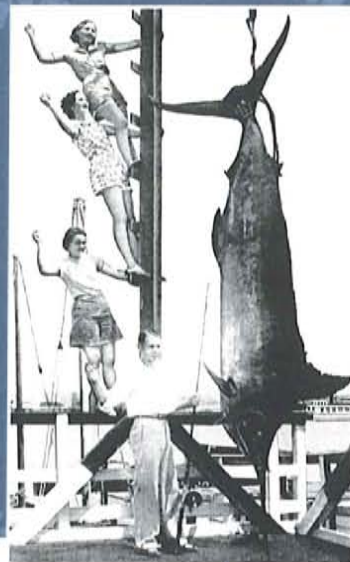
LIDO VILLAGE

ALTERNATIVE 5B MASSING



Newport Beach is about the Water.

Boating, fishing, sun bathing and surf sports.



Memories are preserved by our senses.

Texture, smell, color, touch and sound.



Nostalgia is remembering experiences of place.

Where you were and who you were with.

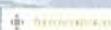


Newport Beach is about Experiences

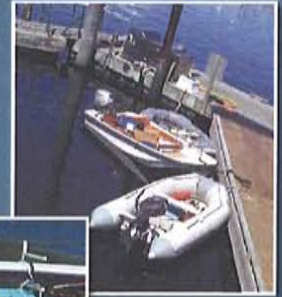
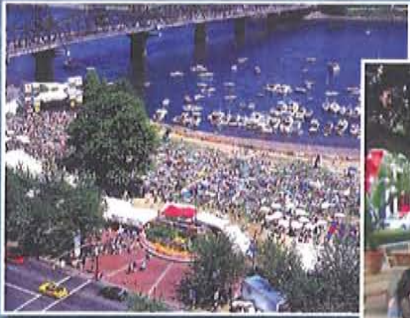
Enjoying time with people while interacting with the water.



LIDO VILLAGE



People in Places



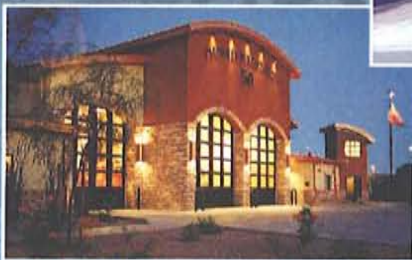
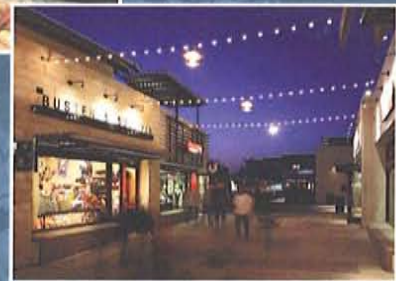
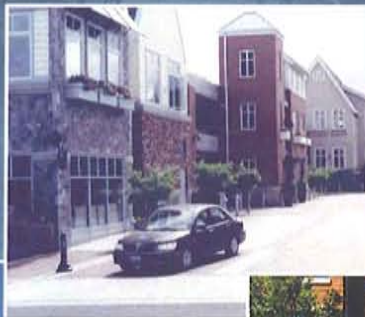
Living Room



Waterfront



Activities



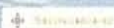
Fire Station

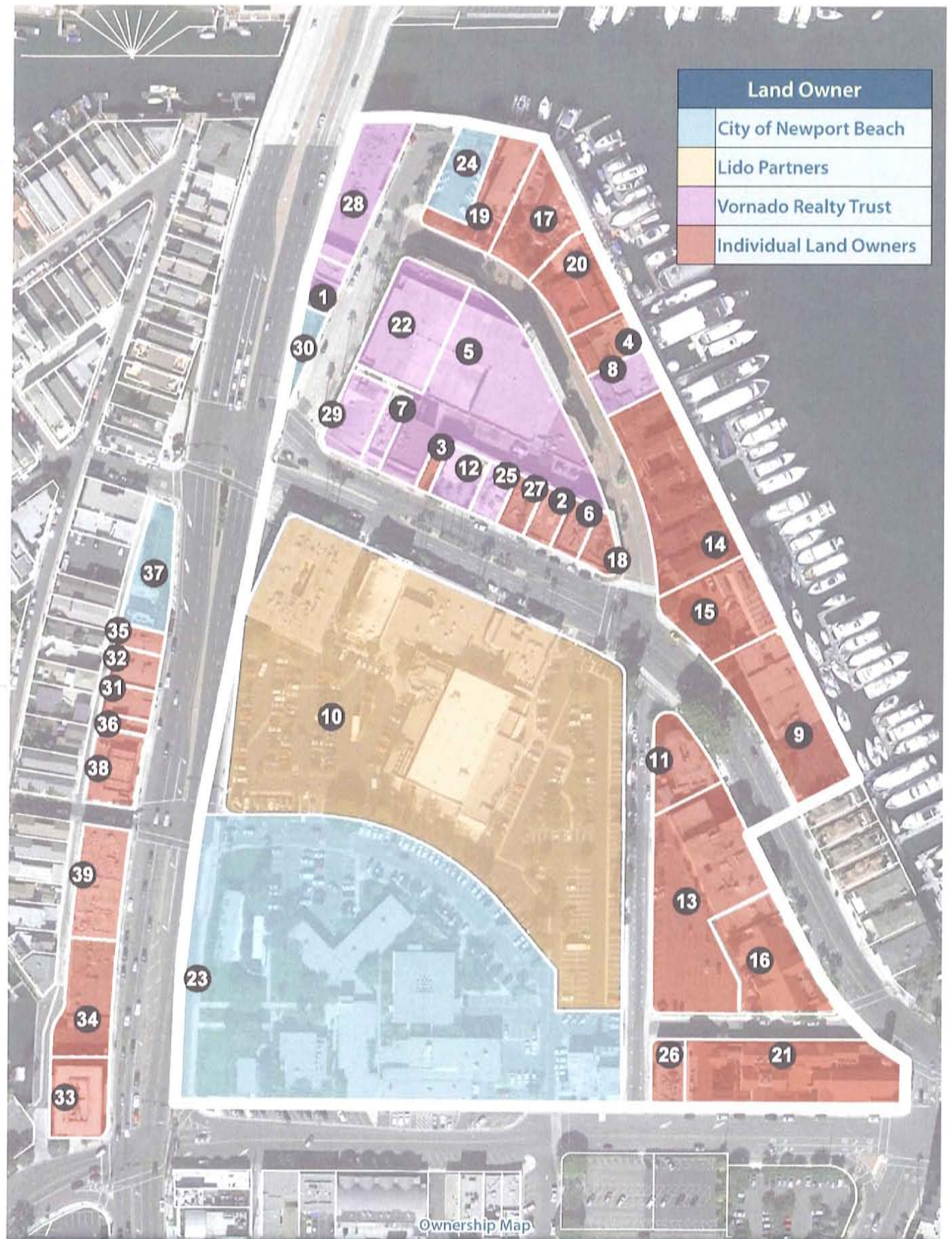


Private Entry



LIDO VILLAGE





Land Owner	
	City of Newport Beach
	Lido Partners
	Vornado Realty Trust
	Individual Land Owners

Ownership Map

LIDO VILLAGE

NEWPORT BEACH



THE VORNADO GROUP



Lido Village Redevelopment Area Summary of Values

Alternatives #5A, #5B-1, #5B-2



Redevelopment Area Programs

Land Owner/Land-Use	Alternative #5A	Alternative #5B-1	Alternative #5B-2
	SF/LF/Units	SF/LF/Units/Rooms	SF/LF/Units/Rooms
City Hall Site			
Senior Rentals	100 units	-	-
Workforce Housing	-	60 units	60 units
Live-Work/Residential	-	(LW) 20 units	(Resi) 20 units
Commercial	-	-	4,000 sf
Vornado			
Retail - Main	89,472 sf	105,550 sf	105,550 sf
Boutique Hotel	-	80 rooms	80 rooms
Marina Slips - Lineal Footage			
40' Slip	640 lf	1,120 lf	1,120 lf
60' Slip	900 lf	-	-
80' Slip	400 lf	880 lf	880 lf
Miscellaneous	60 lf	450 lf	450 lf
	2,000 lf	2,450 lf	2,450 lf
Duda			
Commercial - Lido Plaza	105,724 sf	105,724 sf	105,724 sf
Marshall			
Commercial - Office	9,500 sf	9,500 sf	9,500 sf
Residential - Apartments	60 units	60 units	60 units
Residential - Mixed Use	2 units	2 units	2 units
Olen			
Residential - Mid-rise	20 units	20 units	20 units



Redevelopment Area Values

<u>Land Owner/Land-Use</u>	<u>Built Value</u>	<u>Alternative #5A</u> Value (\$MMs)	<u>Alternative #5B-1</u> Value (\$MMs)	<u>Alternative #5B-2</u> Value (\$MMs)
City Hall Site				
Seniors	\$400,000 /du	38.0 - 42.0	- -	- -
Workforce housing	\$325,000 /du	- -	18.5 - 20.5	18.5 - 20.5
Live-Work	\$800,000 /du	- -	15.2 - 16.8	- -
Residential	\$600,000 /du	- -	- -	11.4 - 12.6
Commercial	\$400 /sf	- -	- -	1.5 - 1.7
		38.0 - 42.0	33.7 - 37.3	31.4 - 34.8
Vornado				
Retail - Main	\$400 /sf	34.0 - 37.6	40.1 - 44.3	40.1 - 44.3
Boutique Hotel	\$600,000 /room	- -	45.6 - 50.4	45.6 - 50.4
		34.0 - 37.6	85.7 - 94.7	85.7 - 94.7
Marina Slips - Lineal Footage				
40' Slip	\$25 /lf	1.1 - 1.3	2.0 - 2.2	2.0 - 2.2
60' Slip	\$30 /lf	1.9 - 2.1	- -	- -
80' Slip	\$38 /lf	1.0 - 1.2	2.4 - 2.6	2.4 - 2.6
Miscellaneous	\$38 /lf	0.2 - 0.2	1.2 - 1.4	1.2 - 1.4
		4.2 - 4.8	5.6 - 6.2	5.6 - 6.2
Vornado Total		38.2 - 42.4	91.3 - 100.9	91.3 - 100.9
Duda				
Commercial - Lido Plaza	\$400 /sf	40.2 - 44.4	40.2 - 44.4	40.2 - 44.4
Marshall				
Commercial - Office	\$400 /sf	3.6 - 4.0	3.6 - 4.0	3.6 - 4.0
Residential - Apartments	\$400,000 /du	22.8 - 25.2	22.8 - 25.2	22.8 - 25.2
Residential - Mixed Use	\$1,500,000 /du	2.9 - 3.2	2.9 - 3.2	2.9 - 3.2
		29.3 - 32.4	29.3 - 32.4	29.3 - 32.4
Olen				
Residential - Mid-rise	\$1,500,000 /du	28.5 - 31.5	28.5 - 31.5	28.5 - 31.5
Redevelopment Area Total		\$174.2 - \$192.7	\$223.0 - \$246.5	\$220.7 - \$244.0



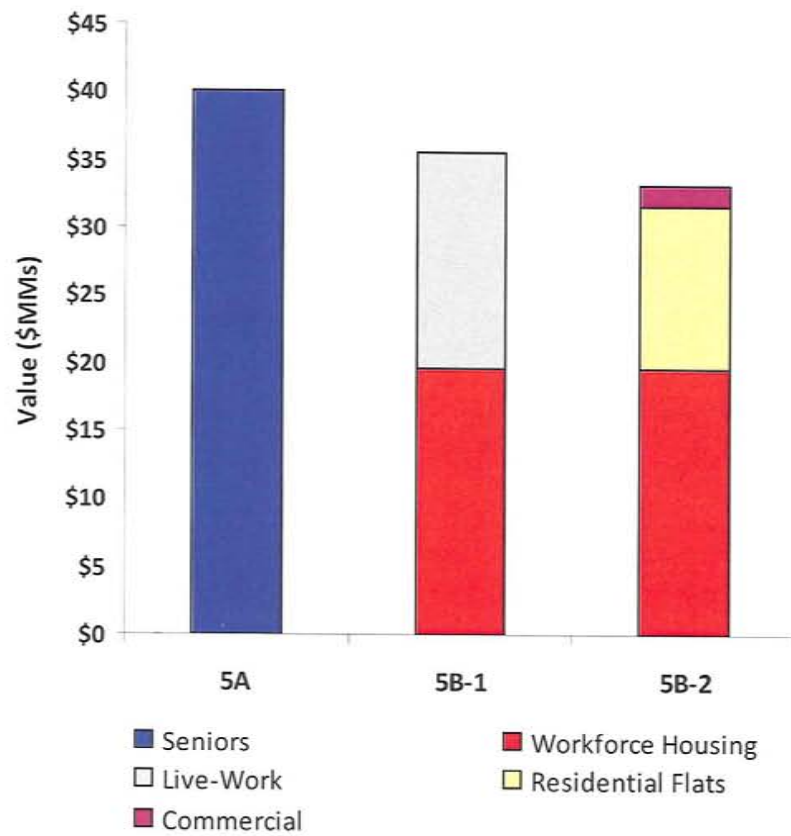
City Hall Site Values

City Hall Land-Use	Built Value	Alternative #5A		Alternative #5B-1		Alternative #5B-2	
		SF/Units	Value (\$MMs)	SF/Units	Value (\$MMs)	SF/Units	Value (\$MMs)
Seniors	\$400,000 /du	100	38.0 - 42.0	-	-	-	-
Workforce housing	\$325,000 /du		-	60	18.5 - 20.5	60	18.5 - 20.5
Live-Work	\$800,000 /du		-	20	15.2 - 16.8	-	-
Residential Flats	\$600,000 /du		-	-	-	20	11.4 - 12.6
Commercial	\$400 /sf		-	-	-	4,000	1.5 - 1.7
Total		100	\$38.0 - \$42.0	80	\$33.7 - \$37.3		\$31.4 - \$34.8
Property Tax (1.01% x 18%)	0.18%		0.07 - 0.08		0.06 - 0.07		0.06 - 0.06
Retail Sales Tax	1.00%		-		-		0.01 - 0.01
Total Recurring Revenue			\$0.07 - \$0.08		\$0.06 - \$0.07		\$0.07 - \$0.08
Estimated Land Value	20% of total value		\$7.6 - \$8.4		\$6.7 - \$7.5		\$6.3 - \$7.0
City Hall Ground Lease	10% of land value		\$0.8 - \$0.8		\$0.7 - \$0.7		\$0.6 - \$0.7

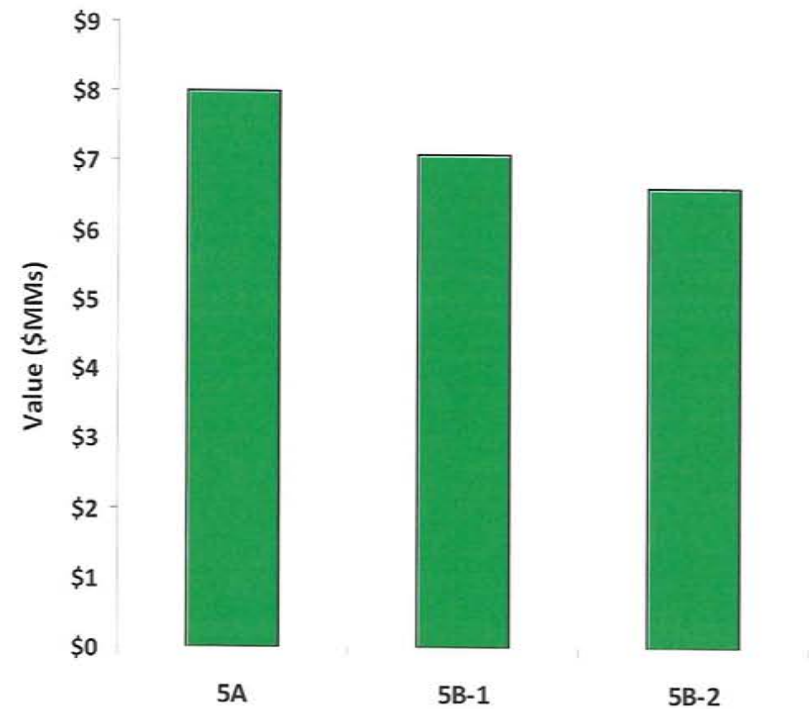


City Hall Site Values

Total Value



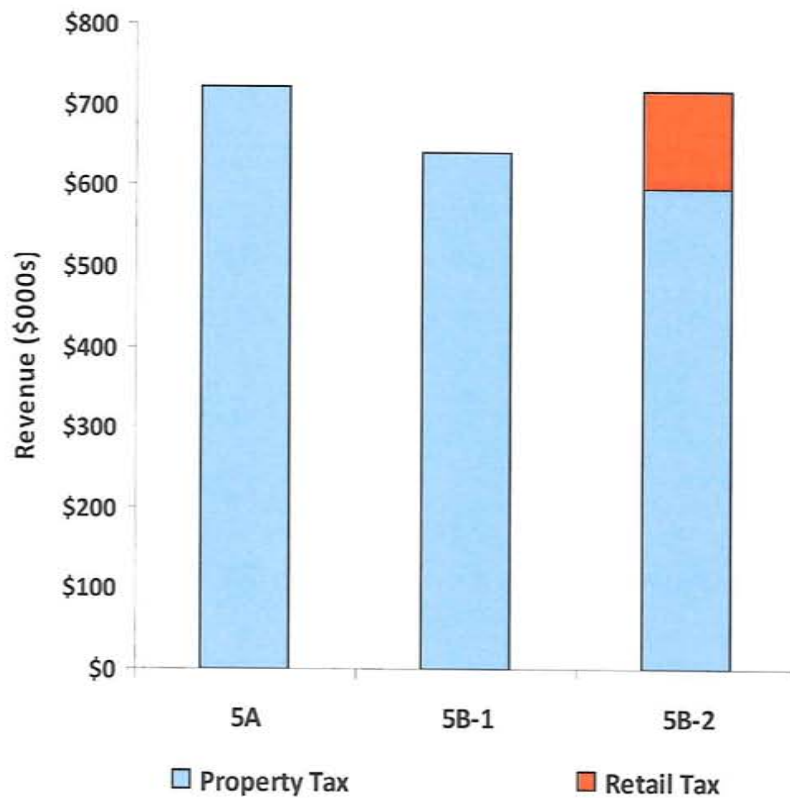
Land Value



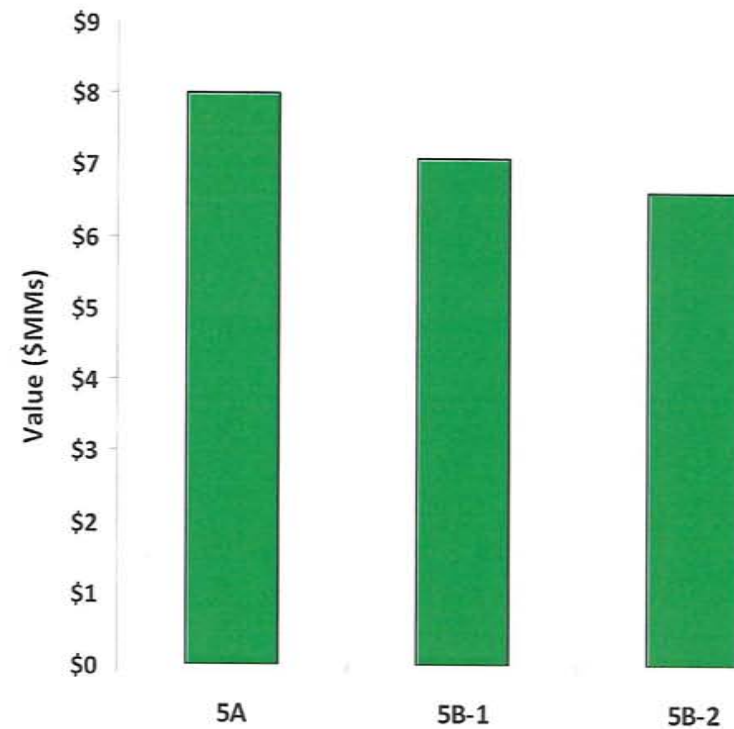


City Hall Site Revenues

Annual Tax Revenue



Annual Ground Lease Revenue



Visioning

Agendas/Minutes

CITY OF NEWPORT BEACH

City Council Minutes City Council Regular Meeting January 25, 2011 -- 7:00 p.m.

NEWPORT BEACH CITY COUNCIL AGENDA

COUNCIL CHAMBERS - 3300 NEWPORT BOULEVARD

City Council Regular Meeting

January 25, 2011 -- 7:00 p.m.

22. LIDO VILLAGE CONCEPTUAL PLAN. [100-2011]

Staff Report

Acting Planning Director Campbell provided the staff report and recommended that if appropriate, the City Council approve Alternative 5B. Tim Collins, TC Collins and Associates, announced that tonight's presentation materials will be uploaded to the City's website. He indicated that this presentation would conclude his company's contract obligations with respect to this project, but that his firm would be available for further input should the Council so determine. Mr. Collins presented an overview of the conceptual plan as he moved through the PowerPoint presentation that included additional information and conclusions set forth by Council during the January 11 Study Session. Todd Lerner, William Hezmalhalch Architects, spoke about the architectural structure of the plan as it would best function within the footprint, and how it would best capture the synergy of the surrounding uses and merge the indoor/outdoor lifestyle of Newport Beach for the current and long term future uses.

City Manager Kiff discussed the City's community centers and their programs and how the proposed facility would enhance those programs. He further outlined staff's recommendation.

In response to Council questions, City Manager Kiff stated that there would be some repetition in facilities and programming but the primary need for the community is the full sized gym; due to challenges during the recent storm with the waves coming so close to the lifeguard facility and parking lot, it would be appropriate to consider relocating that facility to perhaps the Marina Park where portions of the facility could be used as training rooms; since it is consistent with coastal uses; and a smaller second story gym could be contained within the height limits shown on the drawings, but a full size gym would probably require adding 10 to 15 feet to the facility height.

Mayor Pro Tem Gardner recalled that the Council had not reached full agreement on the retail aspect of the plan and asked for further discussion on that subject this evening. She stated that she was concerned because there had been some very thoughtful public input that was in conflict with earlier discussions.

Council Member Daigle stated that she also has concerns about whether the City would be further restricted with respect to future retail. In addition, she confirmed that the discussion about housing type would require further study because no decision had been reached.

Council Member Hill stated that, although building the community center would take away from the profitability of the site, he believed that this is a good opportunity for a community center. He added that, if the City could achieve the community center with little or no capital cost and produce a revenue stream to pay for the ongoing operations costs, that would be the perfect solution. He expressed support for including the gym, believed the gym would draw individuals to the retail areas, and the gym would offer a synergistic marketing opportunity. He noted that, if the City closed the 15th Street community center, it could be leased and that location could be used for assisted living housing, and the money could be pledged into COPs which may be able to fund the capital costs to build the center. He suggested keeping Finley Avenue as joint use and believed that the canal would be costly to construct and maintain. He emphasized that the area needs to remain a space for people. He expressed opposition to building

the sky bridge since it would take people away from the retail environment; however, the sky bridge path should be the path for the public. He requested that the loading area be fully screened with an articulated concrete wall on the east side.

Mayor Henn indicated that he agreed with the community that Council should move forward carefully. He emphasized that this is a concept plan only and this matter will not be concluded this evening since Council has many facets to consider before reaching final decisions, like determining how the specific planning for the area proceeds forward with the concept plan as a launching platform, and as Council continues to refine it, more public input is received, and financial analysis is completed.

Don Howard, Duda Company, representing the owners of the Via Lido Plaza, expressed support for Alternative 5B. He asked that Council approve the concept this evening with two exceptions: 1) removal of the sky bridge and 2) further discover the opportunities for access on Finley Avenue. Mr. Howard stated that his group strongly encourages a parking management study that includes taking a close look at the party boat permitting process and how those permits would impact the parking space availability required for the retail operators. Mr. Howard submitted additional letters of support from tenants and property owners.

Council Member Selich believed that the grocery store area had been increased and that there were insufficient parking spaces. Mr. Howard stated that at Alternative 5B would include rooftop parking spaces.

Hugh Helm, Lido Isle resident, stated that he appreciated Mayor Henn's comments about the Council taking time to complete its due diligence in order to make the best possible decision. He encouraged Council to work out the lot line adjustment issue with Via Lido to allow them to proceed with their planning. He agreed that the project is an effort to revitalize the area so the City is successful in the future and is designed to be a destination. He added that the Lido Isle Homeowner Association agrees that the canal and sky bridge should be eliminated, and recommended market value housing.

Louise Fundenberg, Central Newport Beach Homeowner Association, asked that the Council delay its decision until more outreach is conducted and other alternatives are considered. She indicated that the association believes that the City should move forward with the lot line adjustment and retain Finley Avenue access, but not commit to development restrictions that would limit the value of the property.

Lyndon Golin, Regency Theaters, stated that he would welcome any enhancements to the communal experience of the theater and the center in general.

Craig Batley agreed with Mayor Henn about slowing down the process and congratulated the City on holding seven public input meetings because people need to understand the project. He stated that he did not understand what adopting the concept plan means, how the project would move forward, and what components would be included and implemented.

Bob Rush believed that the discussion and analysis is incomplete and wondered what would be agreed upon tonight and whether a center would attract the type of visitor that would provide sufficient revenue to sustain it.

Linda Klein, Lido Isle, stated that she was surprised about how many rehabilitation clients are in the area and expressed the opinion that their presence would deter residents and visitors away from the center.

Robin Sinclair remembered the communal spirit that existed 25 years ago and would love to have a revitalized area downtown rather than having to go to Fashion Island.

Denys Oberman felt that some of the proposed uses might cannibalize hotel uses but supports the destination and urged Council to commit to the anchor uses before City Hall uses were finalized. She also encouraged Council to look at market rate residential uses that would be compatible with surrounding uses, rather than assisted living and affordable housing which would be more suitable for other areas.

Willis Longyear stated that he would like Council to consider an open space/central plaza with high quality housing. He believed that the Lido Village seems to have been taken over by recovery homes which has placed a burden on

the area.

Dave Olson, Via Lido Drug, felt the project would work to the benefit of the community and other retailers in the area.

Lori Morris stated that residents may benefit from the proposed uses but expressed concern that meeting rooms and some businesses would be taken over by rehabilitation facilities. She also expressed concern about parking and agreed that the canal should be removed, stated no preference relative to the sky bridge, but stated that people need to cross the street safely. She also felt an anchor hotel would help.

Mayor Pro Tem Gardner felt that if the meeting rooms were staffed with City personnel, there would be strict operating hours and users would not be allowed to linger.

Motion by Mayor Henn, seconded by Mayor Pro Tem Gardner to approve the amended Alternative 5B as the concept plan, with the following changes: 1) Village center size up to 15,000 square feet, subject to further review upon receipt of a master plan study from staff for City facilities and programming in the westside of Newport Beach; 2) a residential element of approximately 85 dwelling units of market rate housing; 3) no determination for now as to inclusion of retail elements on the site; 4) elimination of the sky bridge; 5) retention of greenbelt and public plaza areas, but deferral of canal feature pending further study for feasibility and cost; 6) require parking demand for party boats docked at Lido Marina to be satisfied outside the planning area upon rebuilding of the marina; and 7) incorporation of points of consensus reached at the Council Study Session of January 11, 2011, to the extent not inconsistent with this motion, including dual access for Finley Avenue, the need to complete the Via Lido Plaza lot line adjustment quickly, willingness to consider density increases in return for open area, and willingness to consider height variances in return for improved view plans and more open space.

The motion carried by the following roll call vote:

Ayes: Council Member Hill, Council Member Rosansky, Mayor Pro Tem Gardner, Mayor Henn, Council Member Selich, Council Member Curry, Council Member Daigle



CITY OF NEWPORT BEACH
Citizen Advisory Panel Meeting
Lido Village - Design Guidelines

AGENDA

Newport Beach Central Library
Friends of the Library Meeting Room
1000 Avocado Avenue, Newport Beach
Wednesday, July 27, 2011
4:00 p.m. to 5:30 p.m.

Rush Hill – Council Member Liaison
Kimberly Brandt - Community Development Director
Jim Campbell - Principal Planner
Jaime Murillo - Associate Planner
Todd Lerner - Project Consultant
Timothy Collins – Project Consultant
Cindy Nelson - Project Consultant

1. Welcome and introductions
2. Distribution and walk-through of background information
3. Overview of Via Lido Design Guidelines Process
 - Draft of Village Cornerstones and Definition of “Newport Eclectic” design theme
4. Review and discuss Project Schedule/Calendar
5. Roundtable Discussion
6. Next Meeting –August 18, 2011 4:00PM
7. Adjournment

THIS MEETING IS SUBJECT TO THE RALPH M. BROWN ACT. AMONG OTHER THINGS, THE BROWN ACT REQUIRES THAT THE AGENDA BE POSTED AT LEAST 72 HOURS IN ADVANCE OF EACH MEETING AND THAT THE PUBLIC BE ALLOWED TO COMMENT ON AGENDA ITEMS BEFORE THE CITIZEN ADVISORY PANEL. PUBLIC COMMENTS ARE LIMITED TO A REASONABLE AMOUNT OF TIME, GENERALLY EITHER THREE (3) OR FIVE (5) MINUTES PER PERSON.

IT IS THE INTENTION OF THE CITY OF NEWPORT BEACH TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) IN ALL RESPECTS. IF, AS AN ATTENDEE OR A PARTICIPANT AT THIS MEETING, YOU WILL NEED SPECIAL ASSISTANCE BEYOND WHAT IS NORMALLY PROVIDED, THE CITY OF NEWPORT BEACH WILL ATTEMPT TO ACCOMMODATE YOU IN EVERY REASONABLE MANNER. PLEASE CONTACT MONIKA GOODWIN, ADMINISTRATIVE ASSISTANT, AT LEAST 72 HOURS PRIOR TO THE MEETING TO INFORM US OF YOUR PARTICULAR NEEDS AND TO DETERMINE IF ACCOMMODATION IS FEASIBLE (949-644-3276 OR MGOODWIN@NEWPORTBEACHCA.GOV).

VILLAGE CORNERSTONES

THE DESIGN GUIDELINES FOR LIDO VILLAGE WILL FEATURE FOUR CORNERSTONES, SERVING AS THE GUIDING PRINCIPLES THAT ALL MEASURES WILL STRIVE TO ACHIEVE.



Unification

- Present a unifying theme for Lido Village.
- Define and enhance gathering spaces.
- Improve wayfinding.
- Promote connectivity throughout village.



Flexibility

- Offer various options for achieving common goals.
- Allow for individual ownerships to make improvements independently.
- Present actions that can beautify physical environment while considering existing conditions, zoning, and entitlements.



Visual Appeal

- Define "Newport Eclectic" aesthetic including styles, colors, and materials.
- Illustrate vernacular of art, architecture, and landscaping.
- Create an attractive Gateway Village and enhance village edges.
- Maximize view corridors and scenic opportunities.



Sustainability

- Encourage sustainable practices.
- Conserve water resources.
- Celebrate native landscapes.
- Design for energy efficiency.



LIDO VILLAGE



DEFINING "NEWPORT ECLECTIC"

WHAT CREATES STYLE?

- Color
 - Hues and Shades
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- Signage
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- Landscaping
 - Color and Texture
 - Natural Elements
- Walls/Fencing
 - Gates and Railings
 - Privacy and Views
- History
 - Tradition
 - Inspiration
- Culture
 - Society/Demographics
 - Attitude and Character
- Environment
 - Natural Context
 - Topography
 - Climate



LIDO VILLAGE



Exhibit E

Revised: 7.1.11 Schedule/Calendar for Design Guidelines Phase of Conceptual Planning

7/1/11	Contracts awarded; notice to proceed
7/11 TH – 14 TH	Kick off meeting with stakeholders and staff; review template and schedule. Actual time and location to be determined.
7/27 th – 28 th	Orientation meeting with Citizen's Advisory Panel "CAP"
8/18/11	Delivery of 80% draft of the Design Guidelines and Conceptual Landscape Design vision.
9/1/11	Focus Group/ CAP workshop. Actual time and location to be determined.
9/ 7 th – 8 th	Team Meeting with Stakeholders. Review community input and discuss next 90% draft.
9/15/11	Delivery of 90% Draft to city staff for incorporation into Planning Commission agenda on 9/22/11.
9/22/11	90% Draft Review/ Presentation to Planning Commission.
10/6/11	Community Open House. Storefront display within Lido Village. Actual location and time to be determined.
10/10/11	Team Meeting with stakeholders. Final text and graphic changes to document.
10/13/11	Delivery of FINAL Document to the City of Newport Beach
10/25/11	City Council presentation

AGENDA – CAP

DATE: July 27, 2011

Background of how we got to where we are today. Overall project area

- Reasons for Design Guidelines
- Property owners and their timelines – Early entitlement owners.
- Conceptual Land Use plan – Alternative 5A & 5B

Design Guidelines Process

- Visioning – Defining styles and thematic Character
- Cornerstones – Why we have them and how they are used.
- Compiling the information.
- 80% Draft Document – Table of Contents.
- Community Input and revisions to the 80% Draft
- 90% Draft Document – Incorporating input from team, CAP, City and Open House Participants
- Final Presentations – Planning Commission and City Council

Design Guidelines Schedule and timing.

- Timeline and deliverables
- Public input/ Open House
- Presentations and Approvals

Round Table items

- Design Guidelines Cornerstones – Why we need them.
- Enforcement of the design guidelines – Who will police the document once it is adopted? What is the regulatory weight of this document?
- “Newport Eclectic” What is it and how do we define it. Defining Imagery – Selecting iconic buildings that represent “Newport Eclectic” style of architecture.

Next Steps:

Misc.

Lido Village

Property Inventory by Acreage

Prepared by WHA Inc for TC Collins & Assoc.

April 6, 2011

Source information from CNB GIS department and Original CAD Base Mapping from CNB.

Ownership	Net AC	% of Village
Fritz Duda Co./ Lido Partners	4.81	29.401%
City of Newport Beach	4.50	27.506%
Vornado Realty Trust	3.46	21.149%
Marshall Development	1.06	6.479%
Olen Corp	0.71	4.340%
St James Church-Anglican	0.60	3.667%
Christian Science 1st Church	0.40	2.445%
Elks Lodge	0.23	1.406%
Fainbarg	0.19	1.161%
503 32nd st. LLC	0.09	0.550%
Overstreet	0.07	0.428%
A Square LLC	0.07	0.428%
Birer	0.07	0.428%
Dreyer	0.07	0.428%
Prato WREC	0.03	0.183%
	<u>16.36</u>	100.000%

Note: Does not include 3388 tower AC.

*Note: Overall study area Gross AC = 20.29 AC including Via Lido,.
Via Oporto, Central Ave. and portions of Newport Blvd*

Note: Acreages are not verified by ALTA Survey or Title Reports.

Map_Id	PARCEL_NO	OWNER_FIRS	OWNER_LAST	CO_OWNER	SITE_NUM	SITE_STREE	SITE_CITY	SITE_ZIP	MAIL_NUM	MAIL_STREET	MAIL_CITY	MAIL_STATE	MAIL_ZIP	LEGAL_DESC
1	423 121 06	WREC LIDO VENTURE LLC			3636	NEWPORT BLVD	NEWPORT BEAC	92663		PO BOX 6187	PROVIDENCE	RI	2940	SEC 28 T 6 R 10 POR OF LOT 3 IN SEC
2	423 122 08	JONATHAN	BIRER		3412	VIA LIDO	NEWPORT BEAC	92663	3410	VIA LIDO	NEWPORT BEACH	CA	92663	N TR 1235 LOT 4
3	423 122 04	PAUL HARRIGAN	PRATO		3430	VIA LIDO	NEWPORT BEAC	92663	2235	FARADAY AVE #0	CARLSBAD	CA	92008	TR 1235 LOT 8 NWLY1/2
4	423 123 05	MARJORIE A	TREVISANI	HELEN S KELSC	3432	VIA OPORTO	NEWPORT BEAC	92663		PO BOX 6187	PROVIDENCE	RI	2940	TR 1622 LOT 24(AND NWLY1/2 LOT 23
5	423 122 02	WREC LIDO VENTURE LLC			3434	VIA LIDO	NEWPORT BEAC	92663		PO BOX 6187	PROVIDENCE	RI	2940	N TR 1235 LOT 1
6	423 122 09	A SQUARE LLC			3404	VIA LIDO	NEWPORT BEAC	92663	845	VIA LIDO NORD	NEWPORT BEACH	CA	92663	N TR 1235 LOT 3
7	423 122 03	WREC LIDO VENTURE LLC			3444	VIA LIDO	NEWPORT BEAC	92663		PO BOX 6187	PROVIDENCE	RI	2940	TR 1235 LOT 9(AND TR 1117 POR OF
8	423 123 06	WREC LIDO VENTURE LLC			3424	VIA OPORTO	NEWPORT BEAC	92663		PO BOX 6187	PROVIDENCE	RI	2940	TR 1622 LOT 22(AND ALL -EX NWLY1/2-
9	423 123 10	ENCUMBRANCE CORP	OCRC		3366	VIA LIDO	NEWPORT BEAC	92663	7	CORPORATE PLAZA DR	NEWPORT BEACH	CA	92660	P BK 60 PG 43 PAR 2
10	423 111 01	LIDO PARTNERS			3433	VIA LIDO	NEWPORT BEAC	92663	3425	VIA LIDO #250	NEWPORT BEACH	CA	92663	P BK 85 PG 1 PAR 1
11	423 112 01	ALLAN	FAINBARG		3363	VIA LIDO	NEWPORT BEAC	92663	129	W WILSON ST #100	COSTA MESA	CA	92627	TR 1117 LOT 4 AND 5 ALL -INC POR OF
12	423 122 05	WREC LIDO VENTURE LLC			3428	VIA LIDO	NEWPORT BEAC	92663		PO BOX 6187	PROVIDENCE	RI	2940	TR 1235 LOT 7(AND SELY1/2 LOT 8
13	423 112 03	WREC LIDO VENTURE LLC			3355	VIA LIDO	NEWPORT BEAC	92663		PO BOX 6187	PROVIDENCE	RI	2940	TR 1117 LOT 4 AND 5 POR OF LOTS
14	423 123 07	WYPARK INVESTMENTS INC		PACIFIC COAS	3420	VIA OPORTO	NEWPORT BEAC	92663		PO BOX 250	TETON VILLAGE	WY	83025	PM 59-17 PAR 1 POR OF PAR
15	423 123 09	WREC LIDO VENTURE LLC			3388	VIA LIDO	NEWPORT BEAC	92663		PO BOX 6187	PROVIDENCE	RI	2940	P BK 60 PG 43 PAR 1
16	423 112 02	CHURCH 1ST CHRIST		SCIENTIST	3303	VIA LIDO	NEWPORT BEAC	92663	3303	VIA LIDO	NEWPORT BEACH	CA	92663	TR 907 LOT 1201 TO 1204 INC -INC
17	423 123 03	THEILA LEIGH	SMITH	WREC LIDO VE	3450	VIA OPORTO	NEWPORT BEAC	92663		PO BOX 6187	PROVIDENCE	RI	2940	TRACT NO 907 LOTS 1124 & 1125 AND
18	423 122 10	DENNIS	OVERSTREET	OVERSTREET C	3400	VIA LIDO	NEWPORT BEAC	92663	200	VIA SAN REMO	NEWPORT BEACH	CA	92663	N TR 1235 LOT 2
19	423 123 02	B&PO OF ELKS LODGE #1767		OF NEWPORT	3456	VIA OPORTO	NEWPORT BEAC	92663	3456	VIA OPORTO	NEWPORT BEACH	CA	92663	N TR 907 LOT 1126
20	423 123 04	CALVIN G	ROHRS	TRAWEK INVI	3440	VIA OPORTO	NEWPORT BEAC	92663		PO BOX 6187	PROVIDENCE	RI	2940	TR 907 LOT 1121 AND 1122(AND POR OF
21	423 111 07	CHURCH RECTOR WARDENS &		VESTRYMEN O	3209	VIA LIDO	NEWPORT BEAC	92663	3209	VIA LIDO	NEWPORT BEACH	CA	92663	TR 907 LOTS 11971198 1199 & 1200
22	423 122 01	WREC LIDO VENTURE LLC		MARVIN ENGI	3434	VIA LIDO	NEWPORT BEAC	92663		PO BOX 6187	PROVIDENCE	RI	2940	TR 1117 LOT 2 POR OF LOT
23	423 111 02	CITY OF NEWPORT BEACH			475	32ND ST	NEWPORT BEAC	92663		PO BOX 1768	NEWPORT BEACH	CA	92658	TR 1117 LOT 3 POR OF LOT AND
24	423 123 01	CITY OF NEWPORT BEACH				*NO SITE ADDRESS		0		PO BOX 1768	NEWPORT BEACH	CA	92658	SEC 28 T 6 R 10 POR OF LOT 3 IN SEC
25	423 122 06	WREC LIDO VENTURE LLC			3420	VIA LIDO	NEWPORT BEAC	92663		PO BOX 6187	PROVIDENCE	RI	2940	N TR 1235 LOT 6
26	423 111 04	503 32ND STR LLC			503	32ND ST #200	NEWPORT BEAC	92663	503	32ND ST #200	NEWPORT BEACH	CA	92663	TR 1117 LOT 6 W 46 FT
27	423 122 07	DOUGLAS W	DREYER		3416	VIA LIDO	NEWPORT BEAC	92663	519	MARIGOLD AVE	CORONA DEL MAR	CA	92625	N TR 1235 LOT 5
28	423 121 05	WREC LIDO VENTURE LLC			3700	NEWPORT BLVD	NEWPORT BEAC	92663		PO BOX 6187	PROVIDENCE	RI	2940	SEC 28 T 6 R 10 POR OF SEC
29	423 122 03	WREC LIDO VENTURE LLC			3444	VIA LIDO	NEWPORT BEAC	92663		PO BOX 6187	PROVIDENCE	RI	2940	TR 1235 LOT 9(AND TR 1117 POR OF
30	423 121 03	CITY OF NEWPORT BEACH			3600	NEWPORT BLVD	NEWPORT BEAC	92663	3300	NEWPORT BLVD	NEWPORT	CA	92263	SEC 28 T 6 R 10 LOT IN LOT 3 IN SEC